

St. Andrews Estates Homeowners Association, Inc. (SAE HOA)
Board of Directors Monthly Meeting Minutes
February 19, 2017 - Armstrong Room - 1:30 P.M.

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Pledge of Allegiance - lead by Gill.

Roll Call - A quorum was present with six Directors attending as follows: Denise Gill (President), Terrell Dossey (V.P.), Barbara Gocek (Treasurer), Maureen Coviello, John Clarkin, Linda Clapp (Secretary). Joanne Kerr absent.

Call To Order - Gill called the meeting to order at 1:33 P.M.

President Report - A big thanks to resigning Architectural Committee Chairman, Ed Moran, for all his years of service in numerous capacities including serving as a Board Director. Architectural Committee is working on updating forms to be used. Properties differing from current Restrictions are grandfathered but, at time of sale, will need to be brought to compliance. Regarding landscaping wording in Restrictions, it just means that it has to be kept up. Regarding rentals, the Board is working to get something in SAE Restrictions based on what other SCC HOAs and POAs are doing. Wording used will need to be voted on (*approved*) by the whole SAE HOA membership. A loose dog issue, resulting in accidental injury to a dog walker, was reported by a resident requesting to add a restriction limiting dog size. Gill sent a response indicating this is first incident reported and size restriction isn't felt to be necessary. (*Per member attending meeting, the dog owner, his dog slipped out of the garage and ran to play with the other dog which wrapped it's leash around the walker. Walker fell and his defibrillator was set off but there was no injury and no attack.*) Due to high estimates, entry lighting will be handled by resident volunteers.

Secretary Report - Clapp asked if the Board had reviewed the January 15, 2017 monthly Meeting Minutes and whether there were any corrections or additions. **There being no corrections or additions, Gill requested a Motion to accept the Minutes. Dossey made the motion; seconded by Gocek. Motion carried unanimously.**

Treasurer's Report - Gocek indicated Total Expenses since January were \$734.65 and Income left is \$1930.35. The Beginning Balance was \$10,688.60; Ending Balance is \$12,618.95. Gill reminded that, going forward, the report will not be accepted until after the Annual Audit (*each year*). Gocek then read the 2016 Audit Review (conducted on January 23, 2017 by John Clarkin and Florence Slater) which indicated we started January 2016 with Balance of \$8,741.29 and ended 2016 with a Balance of \$10,688.60 which covered check numbers 315 - 362.

Old Business -

\$2500 Neighborhood Grant: A lighted sign will soon be installed at the entry so residents can view messages when leaving SAE. Top area will show our website and the bottom area will show sponsored by Hillsborough County since they provided the money. Volunteers will be needed to help install it.

Front Entrance Lighting: Hard to get electricians to do estimates; one we did get indicated \$11,000.00. So we will give list to Home Depot and ask for good quality, long-lasting lights. Then, we will ask for resident volunteers to help do installation. (*We do not need inspection approval by an electrician unless major changes are done. The cost of redoing using solar has not been looked into.*)

Unpaid Dues: There are still 8 to 10 owners who have not paid dues.

Yard Sale: Dates are March 17 & 18. It's a neighborhood activity offered for residents to join in on but participation is not required. We are keeping it the 3rd weekend in March and in October so residents will always know when each sale will be held.

Pot Luck: It will be on March 25 in the same cul-de-sac area as our prior events. Everyone needs to bring a dish to pass (menu will be Italian). Full details will be delivered to all residents shortly.

Lamp Posts: Please keep them working. A Lamplighters group is available if needed.

New Business -

Fiscal Year 2016 Audit: Thanks to Florence Slater and John Clarkin for performing the Audit.

New Rental Law Possible: Florida Legislature will vote on changing the Rental law in June 2017. SAE must have a rental policy in our Covenants and Restrictions before June. If not and the law is changed, we will not be able to do anything about it in the future. (*Clapp read aloud the memo about it sent to all HOA/POA Presidents by the SCCCA President.*) Changes are being pushed to allow nightly, week-end, and weekly rentals which the Board believes SAE homeowners do not want. The Board has gathered examples of wording that some other SCC groups are using (see back of today's Agenda for one sample). Rather than one large paragraph, the Board plans to itemize the proposed wording so it is easily understood. Once the Board determines proposed Rental wording, a note of explanation and a ballot will be mailed to each SAE homeowner. A stamped envelope will be included for each homeowner to return their ballot vote in asap. There must be a quorum voting "yes" for the vote to pass and the updated Rental wording to be added to our Covenants and Restrictions. If the change is approved, there will be a fee charged by Hillsborough County to record the updated Covenants and Restrictions. Included, in the mailing, will be a form for each homeowner to fill out with "mailing" and "rental" information. This will help the Board insure that mail goes to the homeowner and not to a renter and will be a good resource in case of some type of emergency.

Committee Reports:

Welcoming - No report as Kerr is absent.

Webmaster - Dossey plans to put some new pictures in soon. Clapp advised that Gill's address file was hacked so do not follow instructions in any e-mail looking like it came from her (*or any Board member*) and indicating to click on any website. No Board Director should be e-mailing residents about anything except SAE HOA matters unless they are a personal acquaintance. Remember that any e-mails from Secretary Clapp always start the same way in the subject line (date, SAE HOA NEWS) so members know it is about SAE business. All kinds of internet information sources advise that, for your own protection, never click on unknown websites.

Architectural Review - A new Chair person will be decided on. Then the Committee will decide on when to meet and procedures to follow going forward and they will work on updating necessary Forms. Give requests to the Board and Board will forward to the Committee. Remember to allow enough time for the Committee to review requests.

Sun City Center News - no report

Adjournment - **Gill requested a Motion to adjourn. Coviello made the motion; seconded by Gocek. Meeting adjourned at 1:58 P.M.**

General Membership Discussion

- . Suggestion that solar lighting be looked at. (The Board has not, since upkeep may not be costly but the change over would be. Residents are welcome to get the info and provide it for Board review. Other obstacles would be getting permission since the signs are not on SAE property... and possibility of many more lights being needed to make sure bright enough lighting on both signs. At present, there is a total of 17 lights.)
- . Comment that the letter soliciting dues needs to be made more friendly. (If it is the original letter that is sent to every homeowner, we don't believe it contains offensive wording because that is not our intent but we will review it to make certain it is not. The Board doesn't want any letters sent out to be viewed as unfriendly.)
- . Requests made regarding the Rental policy: Use the example statement about no lease for more than a single family. Add statement restricting minimum amount of lease time in order to avoid nightly, weekly and monthly rentals. (The proposed wording will cover both requests.)

 Door Prize = George Viner won a plant and an Aldi gift card.
 Next Board of Directors Meeting = March 12, 2017, Armstrong Room, 1:30 P.M.

Minutes submitted on March 5, 2017 by Linda Clapp, SAE HOA Secretary